075.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	850,600 / 850,600
					USE VALUE:	850,600 / 850,600
					ASSESSED:	850,600 / 850,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		LAKE SHORE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANNSEN THOMAS J-HELEN D
Owner 2:	
Owner 3:	
Street 1:	2 LAKE SHORE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2083 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6990.000	299,600		551,000	850,600
Total Card	0.160	299,600		551,000	850,600
Total Parcel	0.160	299,600		551,000	850,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.39 | /Parcel: 408.39

Legal Description

User Acct 47755

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/07/18

!6300!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,600	0	6,990.	551,000	850,600		Year end	12/23/2021
2021	101	FV	291,100	0	6,990.	551,000	842,100		Year End Roll	12/10/2020
2020	101	FV	291,200	0	6,990.	551,000	842,200	842,200	Year End Roll	12/18/2019
2019	101	FV	228,800	0	6,990.	551,000	779,800	779,800	Year End Roll	1/3/2019
2018	101	FV	228,800	0	6,990.	472,300	701,100	701,100	Year End Roll	12/20/2017
2017	101	FV	228,800	0	6,990.	440,800	669,600	669,600	Year End Roll	1/3/2017
2016	101	FV	228,800	0	6,990.	377,800	606,600	606,600	Year End	1/4/2016
2015	101	FV	216,500	0	6,990.	338,500	555,000	555,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:40:15

LAST REV

Date	Time
04/30/19	14:16:09
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11198-320		8/25/1966			No	No		N

USER DEFINED

Prior Id # 1:	47755
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Inspected	BS	Barbara S
10/26/2018	MEAS&NOTICE	BS	Barbara S
8/4/2014	Info Fm Prmt	PC	PHIL C
2/24/2009	Meas/Inspect	189	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
10/14/1999	Meas/Inspect	267	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6990		Sq. Ft.	Site		0	70.	1.13	4			View	25					550,988						551,000	

Total AC/HA:	0.16047	Total SF/SM:	6990	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	550,988	Spl Credit		Total:	551,000
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Poor
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29259491
Const Adj.:	0.98000199
Adj $ / SQ:	171.011
Other Features:	94500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434206
Depreciation:	134604
Depreciated Total:	299602

COMMENTS

BMT BATH POOR COND PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

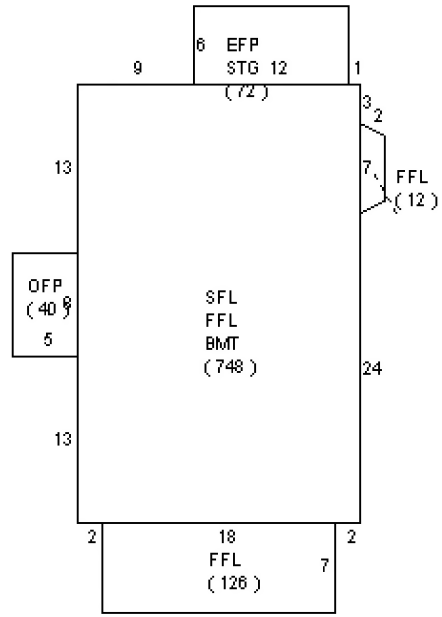
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.01
Special Features:	0	Val/Su Net:	116.76
Final Total:	299600	Val/Su SzAd	183.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	171.010	151,515
BMT	Basement	748	71.310	53,341
SFL	Second Floor	748	171.010	127,916
EFP	Enclos Porch	72	63.740	4,589
STG	Storage	72	8.600	619
OFP	Open Porch	40	43.120	1,725
	Net Sketched Area:	2,566	Total:	339,705
Size Ad	1634	Gross Area	2566	FinArea 2083

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: